

**ACTION AGENDA  
DESIGN REVIEW COMMITTEE  
Chula Vista, California**

January 24, 2005  
4:30 p.m.

**Council Chambers  
Public Services Building  
276 Fourth Avenue, Chula Vista**

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- ROLL CALL:** Araiza, Alberdi, Drake (left at 5:45 p.m.), Mestler
- ABSENT:** Magallon
- APPROVAL OF MINUTES:** November 1, 2004 (3-0-0-2)  
The minutes of October 18, 2004 were continued due to lack of quorum to February 7, 2005.
- PUBLIC HEARING:**
1. DRC-04-04 Joel King, AIA  
Diocese of San Diego  
Mater Dei Parish Church and private high school  
Northeast corner Magdalena Avenue and Birch Road  
Design review for the development of the Mater Dei Parish church and private high school.
- Project Manager: Harold Phelps, Associate Planner  
**Action: Approved (4-0-0-1) as presented.**
2. DRC-04-63 Hamilton Plaza, LTD/Danmor Inc.  
54-94 Kingswood Dr.  
Chula Vista, CA  
Design review permit to allow the construction of an additional 10 units to an existing 40-unit condominium project. The additional units will be housed in 1-eight-plex and 1-duplex building.
- Project Manager: Jeff Steichen, Associate Planner  
**Action: Approved (3-0-1-1) as presented with the following modifications:**
- Amendment to Condition I.B.: Colors and materials shall be resubmitted for review and approval by the Design Review Committee.**
- Amendment to Condition I. will also include a design for entry and pathway treatments.**
- New Condition M.: Applicant shall submit final landscape and irrigation plan to the satisfaction of the City's Landscape Planner and the Design Review Committee.**

3. DRC-04-05

Marie Sackett  
45 Madison Ave.  
Chula Vista, CA

Design Review permit to allow the construction of three units on an existing 9,915 sq. ft. lot. One existing unit will remain for a total of four units. Applicant is requesting a reduction in the required rear yard setback from 10 feet to 5 feet.

Project Manager: Dawn Van Boxel, Associate Planner  
***Continued from January 10, 2005***

***Action: (4-0-0-1) continued to February 7, 2005 so that applicant can address the following DRC's concerns:***

- 1. Project is too dense and building too large for the size of the lot.***
- 2. There is not enough significant open space and there is too much hardscape for the area. Concerns about the number of trees and shrubs being proposed, and insufficient space for them to grow.***
- 3. Issue with the carport parking space being out in the front setback.***
- 4. If the project is sharing same driveway of the building next door then the design should relate to the building next door.***
- 5. The building should have more enhancements.***
- 6. The driveway should be enhanced with different materials than the building.***

**PRELIMINARY REVIEW:**

4. DRC-04-64

Jose Mayroquin  
387 Moss Street  
Chula Vista, CA

Design Review permit to allow the construction of five condominium units on an existing 11,500 sq. ft. lot. One existing unit will be demolished.

Project Manager: Dawn Van Boxel, Associate Planner  
***Continued from January 10, 2005***

***Action: None taken. The Committee discussed the project and made the following suggestions:***

- 1. The elevations of the front units should be redesigned so they are facing the street.***
- 2. The entries into the front units should be from the front and not the side. Also the front entrances should be more pronounced in order to make a statement.***

3. *The applicant should consider gating the project if they have concerns with security.*
4. *The wall in front of the units could have varying heights so that it is not so linear.*
5. *Address overall paving in project. Enhanced paving should be considered at the front entries. Some paving accents should be considered in the patio areas. However, the applicant should not overwhelm the project with too much concrete. Side yards should have landscaping.*
6. *Landscaping should be used within the project to visually enhance the buildings.*
7. *The stone façade should be used at the base of the walls and not on top.*

5. DRC-05-30

McCardle Associates  
2440 Fenton Street  
Chula Vista, CA  
Two one-story and one three-story medical office buildings.

Project Manager: Ann Pease, Associate Planner

**Action: None taken. The Committee thought the architecture and landscaping were extremely well done.**

6. DRC-05-17

Venture Commerce Center  
Harold Place  
Thirteen two-story office/warehouse buildings on three parcels.

Project Manager: Ann Pease, Associate Planner

**Action: None taken. The DRC expressed satisfaction with the building design, choice of colors, and materials. They recommended: 1) That the landscaping on the west side of the project entry be more symmetrical with the east side; and 2) Additional treatment be provided to the west and south side of building 1.**

**ADJOURNMENT:**

At 7:10 p.m. to a regular meeting on Monday, February 7, 2005 4:30 p.m. in Council Chambers.